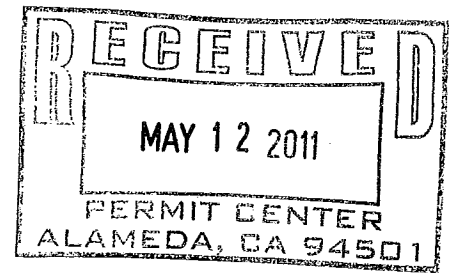


**2301 San Antonio LLC
835 Washington Street
San Francisco, California 94108**



May 10, 2011

Planning Board
City of Alameda
Community Development Department
2263 Santa Clara Avenue, Room 190
Alameda, California 94501-4477

Ref: PLN11-0064 – Taeyong Lee – 1241 Park Street

Dear Sir or Madam:

I am the owner of a seven-unit apartment building at the corner of San Antonio Avenue and Oak. Although I do not have any specific objections to the business at 1241 Park Street, I am generally concerned about the unruly behavior of drunken individuals in our neighborhood every Friday and Saturday night.

On weekend nights, drunken brawls, yelling, and similar disturbances on the street awaken our tenants on a regular basis. On occasion, couples have been caught fornicating behind our building. We have lost tenants over this.

The Fire Pit is only steps away from our building. When the bar closes, inebriates spill into the streets. As they wander back to their vehicles, they litter the perimeter of our building with broken bottles, vomit, and human waste, slamming car doors and yelling at their friends as they leave the neighborhood. We are faced with cleaning up the mess and trying to remove the smell of urine from the walls of our Victorian on a regular basis. This is disgusting and discourages people from living in our building.

We hope that you keep this in mind while deciding on the wisdom of providing yet another source of liquor on Park Street in close proximity to residences. Are provisions being made to ensure that there is no drinking on the streets after patrons purchase their liquor? Many of the inebriates are minors. Are there safeguards against liquor sales to minors?

Thank you for your attention.

Very truly yours,


Luke Chung,
Managing Member